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05/29/2018 03:30 PM Pages: 1 of 3 Fees: \$78.00
Skagit County Auditor

WHEN RECORDED MAIL TO:
Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corporation
411 Ivy Street
San Diego, CA 92101

TS No.: WA-15-673835-SW
APN No.: 360326-2-001-0208
Title Order No.: 150153691-WA-MSI
Deed of Trust Grantor(s): PATRICK J. LAKEY, ROBIN E. WEBB-LAKEY
Deed of Trust Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION A CORPORATION
Deed of Trust Instrument/Reference No.: 200604240001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AMENDED NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24.130(4)

As the federal bankruptcy stay has been lifted, this an amended notice as to the Notice of Trustee's Sale recorded 12/10/2015 under SKAGIT County Auditor Instrument Number 201512100088.

I. NOTICE IS HEREBY GIVEN that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 7/13/2018, at 9:00 AM At the Main Entrance to the Skagit County Courthouse, located at 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273 sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of SKAGIT, State of Washington,

A TRACT OF LAND IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS. BEGINNING AT A POINT 1,177.06 FEET SOUTH AND 1,255.77 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 25°50'00" EAST, 632.95 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 5,170 FEET, THE CENTER OF WHICH CURVE BEARS NORTH 33°25'02" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°08'58", AN ARC DISTANCE OF 103.72 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 420 FEET, THE CENTER OF WHICH CURVE BEARS NORTH 34°34'00" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°33'00", AN ARC DISTANCE OF 385.21 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 120 FEET, THE CENTER OF WHICH CURVE BEARS NORTH 87°07'00" WEST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°57'34", AN ARC DISTANCE OF 140.24 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 680 FEET, THE CENTER OF WHICH CURVE BEARS NORTH 25°55'26" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°28'34", AN ARC DISTANCE OF 302.36 FEET; THENCE NORTH 38°00' WEST, 6.34 FEET, THENCE SOUTH 63°20'00" WEST, 265.74 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE COUNTY ROAD RIGHT OF WAY (ALSO KNOWN AS LOT 12 OF COLONY MOUNTAIN, AN UNRECORDED PLAT.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

More commonly known as: **4168 COLONY MOUNTAIN DR, BOW, WA 98232**

which is subject to that certain Deed of Trust dated **4/13/2006**, recorded **4/24/2006**, under **Instrument No. 200604240001** records of **SKAGIT County, Washington**, from **PATRICK J. LAKEY & ROBIN E. WEBB-LAKEY, HUSBAND & WIFE**, as grantor(s), to **PACIFIC NORTHWEST TITLE INSURANCE CO.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION A CORPORATION**, as original beneficiary, the beneficial interest in which was subsequently assigned to **MTGLQ Investors, LP**, the Beneficiary, under an assignment recorded under Auditors File Number **201603220025**

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **\$51,249.51**.

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$245,314.16**, together with interest as provided in the Note from **9/1/2016** on, and such other costs and fees as are provided by statute.

V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **7/13/2018**. The defaults referred to in Paragraph III must be cured by **7/2/2018** (11 days before the sale date), subject to the terms of the Note and Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **7/2/2018** (11 days before the sale), subject to the terms of the Note and Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **7/2/2018** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **7/10/2015**.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee’s Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

Additional disclaimers provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated:

5.22.2018

Kristen Oswood
Quality Loan Service Corp. of Washington, as Trustee
By: Kristen Oswood, Assistant Secretary

Trustee’s Mailing Address:

Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corp.
411 Ivy Street, San Diego, CA 92101
(866) 645-7711

Trustee’s Physical Address:

Quality Loan Service Corp. of Washington
108 1st Ave South, Suite 202
Seattle, WA 98104
(866) 925-0241

Sale Line: 800-280-2832 or Login to: <http://wa.qualityloan.com>

Trustee Sale Number: WA-15-673835-SW

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: Washington
County of: King

On 5.22.18 before me, Meesha Batson a notary public, personally appeared Kristen Oswood, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under *PENALTY OF PERJURY* under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Meesha Batson
Signature **Meesha Batson**

